

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS
MINUTES OF THE MEETING OF

June 3, 2005

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:08 a.m. by John Nall, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of June 3, 2005 together with the maps and staff reports attached thereto and incorporated therein by reference.

PUBLIC COMMENT PERIOD

Karen Wikler, applicant – DRC2003-00095. Matt Rademacher, applicant – DRC2003-00095. Terry Orton, agent – DRC2003-00095. All appeared for any questions by staff. No comments.

CONSENT AGENDA:

None

NON-HEARING ITEMS:

1. This being the time set for hearing to consider a request by **ISIDRO CHAVEZ** for a Minor Use Permit to allow construction of a second residential unit consisting of 552 square feet of new living space and 732 square feet of new garage space. The proposed project is within the Residential Multi-Family land use category and is located at 1650 22nd Street, in the community of Oceano in the San Luis Bay (Inland) planning area. This project is exempt under CEQA. **County File No: DRC2004-00044**. APN: 062,091,023. Supervisorial District: 4. Date Accepted: April 13, 2005. Stephanie Fuhs, Project Manager.

MINUTES:

Hearing Officer: John Nall

Thereafter, on motion of the hearing officer, the Minor Use Permit is granted, based on Findings A through G in Exhibit A and subject to Conditions 1 through 12 in Exhibit B. (Document No. 2005-089)

2. This being the time set for continued hearing to consider a request by **HANK SAVAGE** for a Minor Use Permit to allow for a storage equipment yard of approximately 22,380 square feet in size including a storage building of 1,200 square feet and a storage equipment cover of approximately 900 square feet. The project currently exists as an as built project. The project will result in the total disturbance of approximately 22,380 square feet of a 0.54 acre parcel. The proposed project is within the Commercial Service land use category and is located at 1300 N. N Street in the community of San Miguel. The site is in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of Public Resources Code Section 21000 et seq. Mitigation measures are identified to address biological resources and public services. **County File No: DRC2004-00006**. APN's: 021-231-025, -026, -027. Date Accepted: November 10, 2004. Supervisorial District: 1. Josh LeBombard, Project Manager.

MINUTES:

Hearing Officer: John Nall

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in compliance with applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and the Minor Use Permit is granted based on Findings A through F in Exhibit A and subject to Conditions 1 through 20 in Exhibit B. (Document No. 2005-090)

3. This being the time set for hearing to consider a request by **JOHN GARDNER** for a Minor Use Permit/Coastal Development Permit to allow a mixed use commercial/residential project consisting of a 1,160 square foot commercial storage area, approximately 1,000 square feet of entertainment area and eight parking spaces on the basement level, two (2) commercial spaces of 1,955 square feet and 2,230 square feet each on the 1st floor (Front St) level, and four (4) residential units of 1,115 square feet, 1,175 square feet, 1,200 square feet and 1,125 square feet each on the second level. The project will result in the disturbance of approximately 6,000 square feet of a 6,000 square foot parcel. The proposed project is within the Commercial Retail (Front St Commercial) land use category and is located at the northeast corner of Front and San Francisco Streets in the community of Avila Beach in the San Luis Bay (Coastal) planning area. This project is consistent with the Avila Beach Specific Plan EIR. **County File Number: DRC 2004-00075.** APN: 076-216-014. Supervisorial District: 3. Date Accepted: [April 15, 2002](#). [James Caruso, Project Manager.](#)

MINUTES:

Hearing Officer: John Nall

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 16 in Exhibit B. (Document No. 2005-091)

4. This being the time set for hearing to consider a request by **JIM PITTON** for a Minor Use Permit/Coastal Development Permit to allow demolition of an existing 1,955 square foot single-family residence and construction of a new 1,951 square foot single-family residence with a 325 square foot attached garage. The proposed project will result in 1,551 square feet of footprint, and 2,279 square feet of gross structural area, including 251 TDC's and disturbance of approximately 2,000 square feet of a 5,250 square-foot parcel within the Residential Single-Family land use category. The project is located at 2464 Pierce Street, approximately 150 feet south of Newport Avenue, in the community of Cambria in the North Coast planning area (Lodge Hill). This project is exempt under CEQA. **County File No: DRC2004-00198.** APN: 023-362-037. Supervisorial District: 2. Date Accepted: April 12, 2005. [Airlin M. Singewald, Project Manager.](#)

MINUTES:

Hearing Officer: John Nall

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development permit is granted based on Findings A through Q in Exhibit A and subject to Conditions 1 through 26 in Exhibit B. (Document No. 2005-092)

5. This being the time set for hearing to consider a request by **RON TURNER** for a Minor Use Permit/Coastal Development Permit to allow development of a two-story, single family residence having a gross structural area of approximately 3,000 square feet,

including an approximately 267 square-foot, attached garage. The project will result in the disturbance of approximately 6,000 square feet of a 6,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located on the southerly side of 14th Street, approximately 70 feet easterly of Pacific Avenue, in the community of Cayucos in the Estero Planning Area. This project is exempt under CEQA. **County File No: DRC2004-00196.** APN: 064,224,005. Supervisorial District: #2. Date Accepted: April 29, 2005. Mike Wulkan, Project Manager.

MINUTES:

Hearing Officer: John Nall

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through I in Exhibit A and subject to Conditions 1 through 18 in Exhibit B. (Document No. 2005-093)

6. This being the time set for hearing to consider a request by **KAREN WIKLER** for a Minor Use Permit/Coastal Development Permit to allow a single family residence, driveway and a bridge over Santa Rosa Creek. The project will result in the disturbance of approximately 81,000 square feet of a 79 acre parcel including off-site improvements. The proposed project is within the Agriculture land use category and is located on the south side of Santa Rosa Creek Road, approximately .5 miles east of Ferrasci Road, east of the community of Cambria, in the North Coast planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures are identified to address aesthetics, biological resources, cultural resources, geology & soils, and public services. This project is exempt under CEQA. **County File No: DRC2003-00095.** APN: 013,161,003. Supervisorial District: 2. Date Accepted: November 29, 2004. Steve McMasters, Project Manager.

MINUTES:

Hearing Officer: John Nall

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and the Minor Use Permit/Coastal Development Permit is granted based on Findings A through L in Exhibit A and subject to Conditions 1 through 31 in Exhibit B. (Document No. 2005-094)

HEARING ITEMS:

None

There being no further business to discuss, the hearing is adjourned.

Respectfully submitted,
Mary Velarde, Secretary
Planning Department Hearings